

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, January 10, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, January 10, 2019, at 1:30 p.m.

Attached is a copy of the agendas for the Commission meetings.

David Reifman
Secretary

DRAFT AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, January 10, 2019
City Hall, 121 North LaSalle Street, Room 201-A
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of December 6, 2018

2. Report from the Department of Planning and Development

PILSEN DISTRICT

WARD 25

18th Street between Leavitt and Sangamon Streets, and 13 blocks bounded by 18th Street to the north, Ashland Avenue to the west, 21st Street to the south, and Racine Avenue to the east

3. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

PILSEN DISTRICT

WARD 25

1822 South Throop Street

4. Post-1930 Architectural Survey - Informational

OLD TOWN TRIANGLE DISTRICT

WARD 43

5. Permit Review Committee Reports

Report on Projects Reviewed at the December 6, 2018, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of December 2018

6. Announcements

Meeting of the Program Committee: Review of Suggestions* Received from the Public for Chicago Landmark Designation and Nominations to the National Register of Historic Places will be held:

Date: Thursday, January 24, 2019

Time: 11:00 a.m.

Location: City Hall, 121 North LaSalle Street, Room 300-A, 3rd Floor

*Deadline for submissions: Tuesday, January 15, 2019

All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at:
http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html or from the Historic Preservation office.

7. Adjournment

NOTICE OF PUBLIC MEETING

DRAFT PERMIT REVIEW COMMITTEE

THURSDAY, January 10, 2019

City Hall, 121 N. LaSalle St., Room 201-A

1:30 p.m.

DRAFT AGENDA:

- 1. 1848 N. Lincoln** **43rd Ward**
Old Town Triangle District
Proposed rehabilitation of a raised, three-story building including a rooftop deck and access enclosures, rear addition, and construction of a new garage utilizing an existing curb-cut.
- 2. 4816 N. Broadway** **46th Ward**
Uptown Theater
Proposed exterior and interior rehabilitation of the theater for a live-event venue including reinstallation of previously removed terra cotta, masonry repair/replacement as needed, marquees and signage, and complete interior rehabilitation.
- 3. 1442 N. Astor** **43rd Ward**
Astor Street District
Proposed exterior/interior renovation including demolition of front façade of non-historic addition, construction of new, three-story, side addition and combined two- and one- story, rear addition with attached one-story garage.
- 4. 1537 N. Damen** **1st Ward**
Wicker Park District
Proposed installation of flush-mount, 34'x17', vinyl advertising sign on south elevation.
- 5. 1418 N. Milwaukee** **1st Ward**
Milwaukee Avenue District
Proposed installation of flush-mount, 24'x18', vinyl advertising sign on south elevation.

Dijana Cuvalo, AIA
Historic Preservation Division
Bureau of Planning, Historic Preservation & Sustainability
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, January 10, 2019

DRAFT

1. 1848 N. Lincoln

43rd Ward

Old Town Triangle District

Proposed rehabilitation of a raised, three-story building including a rooftop deck and access enclosures, rear addition, and construction of a new garage utilizing an existing curb-cut.

Applicant: Bill and Lisa Deakin, owner
John DeSalvo, architect
Nick Ftikas, Law Offices of Sam Banks

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 4, 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property or district and approve the project with the following condition:

1. Proposed project is approved as shown on exhibits dated 10/29/18. As proposed the rear addition and the new garage will be clad with common brick.

2. 4816 N. Broadway

46th Ward

Uptown Theater

Proposed exterior and interior rehabilitation for a live-event venue including reinstallation of previously removed terra cotta, masonry repair/replacement as needed, marquees and signage, and complete interior rehabilitation.

Applicant: UTA II, LLC, owner
Farpoint Acquisitions, LLC and Uptown HM Investments, LLC, applicants
The Lamar Johnson Collaborative, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 2, 3, 4, 5, 6, 7, 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. As proposed, previously removed and salvaged terra cotta shall be reinstalled to the greatest extent possible. A report that includes an inventory of the salvaged terra cotta pieces, analysis of their condition, photographs, elevation drawings noting their original location, and recommendations regarding potential for reinstallation shall be submitted to Historic Preservation staff for review and approval prior to any repair and reinstallation work;
2. As proposed, damaged or missing terra cotta will be replaced with new terra cotta or GFRC matching the historic terra cotta in size, shape, profiles, color, texture and finish. Any required new brick shall match the historic brick in size, color, texture and finish. New mortar shall match the historic in type/strength, color, texture, and profile. Historic Preservation staff shall review and approve replacement samples prior to order and installation;
3. As proposed, historic doors and windows shall be retained and repaired wherever possible. Any required new doors and windows shall match the historic in size, configuration, interior and exterior profiles, and decorative details. Historic Preservation staff shall review and approve enlarged dimensioned details of existing and proposed doors and windows with the permit application;
4. As proposed, the Magnolia elevation marquee will be repaired and two new marquees will be installed on the building. The new marquee on the Broadway elevation will replicate the original 1925 marquee as closely as possible based on historic documentation and the smaller Lawrence marquee will be based on the design of the missing 1925 marquee. Enlarged details of the proposed marquees shall be submitted with the permit application;
5. Proposed new additions on the north elevation, including the restroom addition, elevator addition, and mechanical units/enclosures, are approved as submitted. Historic Preservation staff shall review and approve all cladding materials prior to order and installation;
6. Masonry cleaning shall be done with gentlest means possible. Historic Preservation staff shall review and approve cleaning specifications and samples;
7. Details of the proposed signage shall be submitted with the sign applications;
8. Enlarged elevations, sections and details of the new box office and all proposed concession areas, including counters, cabinets, shelving, signage, electrical and plumbing attachments, etc., shall be submitted to Historic Preservation staff for review and approval;
9. Enlarged drawings and dimensioned details of the tiered auditorium floor, stage, railings, upper level seating, and any new theatrical equipment and rigging proposed to be installed shall be submitted with the permit application;

10. The stabilization, cleaning, and repair of interior wall and ceiling finishes of all public areas inside the Uptown Theater is still under development. As proposed, the objective is to maintain the building's historic public spaces; to stabilize their intact decorative features and finishes; in some cases to replicate missing and damaged decorative features and finishes; and overall to bring the public interiors to a finished condition. Detailed interior wall and ceiling finish scope drawings and specifications shall be submitted to Historic Preservation staff for review and approval; and,
11. Details and information regarding any exterior and interior lighting, code-required and wayfinding signage, fire alarm panel, any code-required changes to stairs, egress doors, and any required alterations to address life safety and accessibility shall be submitted to Historic Preservation staff for review and approval.

3. 1442 N. Astor

43rd Ward

Astor Street District

Proposed exterior/interior renovation including demolition of front façade of non-historic addition, construction of new, three-story, side addition and combined two- and one- story, rear addition with attached one-story garage.

Applicant: Margaret Elliott, owner
Chip von Weise/von Weise Associates, architect

Staff Recommendation: Staff recommends that the Committee:

Proposed Partial Demolition:

1. Preliminarily find that the one-story structure located at 1440 North Astor Street is non-contributing to the character of the district and its removal will not have an adverse effect on the significant historical or architectural features of the district;
2. Preliminarily find that the proposed partial demolition does not trigger Section 2-120-825 requiring demolition of 40% or more of any building located in a landmark district to be approved by City Council;

Proposed New Construction:

3. Find that the proposed project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

- a) Version 6 of the new, three-story construction proposed in drawings dated August 13, 2018, which, though connected to the historic building, has been designed to read as a separate structure on the street in line with the street's architectural and historic characteristics, be approved;
- b) The portion of the historic, three-story façade of 1442 North Astor to be restored shall match the historic including all limestone quoins and coursing as documented in historic photograph(s);
- c) A report by a licensed structural engineer addressing the proposed structural work, relative to how the remaining structure should be braced and protected during demolition and construction, shall be submitted for Historic Preservation staff review and approval, as part of the permit plans. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural drawings; and,
- d) The project as proposed would require a zoning variation and/or adjustment to allow the existing structure to be expanded to the rear of the lot. As these portions of the project are not visible from the public way, staff recommend that the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

4. 1537 N. Damen

1st Ward

Wicker Park District

Proposed installation of flush-mount 24'x17', vinyl advertising sign on south elevation.

Applicant: 1537 N. Damen, LLC, owner
365 Outdoor, LLC, applicant

Staff Recommendation: Staff recommends that, considering the special circumstances including that the application is part of a settlement agreement that resolves litigation in the Circuit Court of Cook County between the City and 365 Outdoor, and given that the proposed sign will be installed on the secondary side of the building on common brick and the sign will not damage or obscure any historic architectural features, the Committee approve the proposed sign with the following condition:

- 1. All attachment holes to be located in masonry joints.

5. 1418 N. Milwaukee

1st Ward

Milwaukee Avenue District

Proposed installation of flush-mount, 24'x18', vinyl advertising sign on south elevation.

Applicant: 1418-20 N. Milwaukee Enterprises, LLC, owner

Project Outdoor, LLC, applicant

Staff Recommendation: Staff recommends that, considering the special circumstances including that the application is part of a settlement agreement that resolves litigation in the Circuit Court of Cook County between the City and Project Outdoor, and given that the proposed sign will be installed on the secondary side of the building on common brick and the sign will not damage or obscure any historic architectural features, the Committee approve the proposed sign with the following conditions:

1. Attachment holes to be located in masonry joints to the greatest extent possible; and,
2. Masonry on the south elevation shall remain unpainted.